

Little Hadham Parish Council

Minutes of the tenth meeting of the Little Hadham Parish Council **Planning Committee** (2007 – 2011 Session) held on Tuesday 1st April 2008 at 8:00 pm in the Village Hall, Little Hadham.

Present:

Mr T Skidmore	Chairman
Mr M Fairchild)
Mr A Morris)
Mrs C Piccolo) Councillors
Mr J Purvis)
Mr G Williamson)

Mr B Evans – Clerk, and 8 members of the public.

10.1 **Absent** None.

10.2 **Declarations of interest** Cllr Mrs Piccolo declared a prejudicial interest in Corner House, Cradle End as she was a near neighbour. Cllr Mrs Piccolo left the room when this was discussed. Cllr Morris declared a prejudicial interest in Bridge End, Albury Road as he owned the property.

10.3 **Democratic 10 minutes.** There were no comments.

10.4 **Minutes** of the meeting held on Tuesday 3rd March 2008 were agreed and signed as a true record.

10.5 **Matters arising**

10.5.1 **Cottages next to May Cottage, Cradle End.** Cllr Mrs Piccolo said that she had been unable to contact Mr Day of EHC planning enforcement but, as far as she could tell, there had been no developments.

10.5.2 **Bury Green Farm**

10.5.3 Demolition of redundant commercial buildings. Cllr Skidmore said EHC had sent a notice stating that planning permission was not required for the demolition of the redundant commercial buildings.

10.5.4 Planning applications for the Bury Green Farm site. Cllr Skidmore said that the developers had sent an email saying that Romehold intended to submit an application for a data centre very shortly. In the next few months it also expected to submit an alternative application for a mixed development including a relatively low volume of housing and some low-rise offices.

10.6 **Local Development Framework rural awareness meeting** – held in Little Hadham Village Hall at 7:30 p.m. on Tuesday 25th March 2008.

Cllr Skidmore said 4 EHC representatives and 20 people from Little Hadham and a number of nearby parishes attended the meeting.

The process and timetable for the LDF was described – it was planned that it would be adopted in 2010/11.

The residents were asked what they liked and disliked about their villages and surrounding areas and what they saw as the issues and opportunities for the future. The views were recorded for consideration in developing the LDF. Cllr Skidmore said that it was an interesting helpful meeting and asked the Council to note his report.

Cllr Fairchild said the turn out, especially from Little Hadham was very poor. He noted that the questions were similar to those in the Parish Plan and it would be interesting to see if the answers were the same.

10.7 **Planning applications considered by the Council**

10.7.1 0385/08 Capell House, Church End. Conversion of the first floor of the garage to habitable accommodation with a single storey extension to the rear. Considered by Cllr Skidmore and Cllr Morris.

Cllr Skidmore said the application was for conversion of the first floor of a detached garage to habitable accommodation with a single storey extension to the rear of the garage. He said the application was for what was clearly a detached unit of accommodation added to a detached garage in a Cat 3 area “wherein development will not be permitted.....”. Cllr Skidmore noted that there were a number of “except for” clauses on page 178 of the Villages section 17 of the East Herts Local Plan April 2007 – a copy had been sent to Councillors. He thought that the relevant clause that could be used in support of the planning application was OSV3 Category 3 Villages (II) (b) “ the proposal would not be significantly detrimental to the amenities of the adjoining area or nearby occupiers”. As the existing garage already formed part of the boundary wall to Stockbridge next door, this might not be a problem for the neighbours – Capell house was well tucked away on Church End.

On balance Cllr Skidmore thought that LHPC should object to the application.

Cllr Morris said the development would be very imposing on the neighbours – they would be overlooked by what would become the first floor bedroom window. Cllr Skidmore said that it was a large site with the garage about 20m from the house. He said that he had been unable to contact the owners or the neighbours. Cllr Skidmore proposed that the Council object to the application on the grounds he had described though mention should be made that the Council had been unable to discuss the application with the owners or with the neighbours. Agreed.

10.7.2 0340/08 Corner House, Cradle End. Infill of recess to rear elevation. Considered by Cllr Skidmore and Cllr Morris.

Cllr Skidmore proposed that there be no objections. Agreed.

10.8 **Planning decisions received from EHC – to note.**

10.8.1 0030/08 Bridge End Albury Road. Detached double garage. Refused.

10.8.2 0081/08 Fieldview, Acremore Street. Single storey double garage. Granted.

10.8.3 0105/08 Ashcroft farm, Stortford Road. Erection of three detached residential dwellings together with change of use of agricultural land to school playing field (revised scheme). Refused.

10.8.4 0138/08 Tithe Barn, Hadham Hall. To provide secondary glazing to existing windows. Listed building consent granted.

10.9 **Date of next meeting – Tuesday 6th May 2008.**

10.10 **Chairman closed the meeting to the Public and the Press at 8:27 p.m.**